

THE ALINGTON ESTATE
LITTLE BARFORD, ST NEOTS, BEDFORDSHIRE







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**A rare opportunity to acquire an agricultural estate with significant
residential development potential**

St Neots 3 miles | Bedford 13 miles | Huntingdon 14 miles

Cambridge 21 miles

11,897 sq ft Manor House in need of renovation | Listed Farmhouse | Further 16 Cottages | Traditional Farm Buildings
Modern Farm Buildings | Pasture and Arable Land | Strategic Residential Development Land

For sale as a whole by private treaty or available for further promotion

In all about 1,119.74 acres (453.10 hectares)

History

The Estate can be traced back to the holding of Ramsey Abbey recorded in the Domesday Book of 1086. The current Estate has passed through family hands since 1830 when Sara Alington inherited from her father and is now being sold for the first time in over 200 years, following the death of Nigel Alington.

Overview

The Estate extends to approximately 1,120 acres (453 hectares) including arable, pasture and woodland lying to the east and west of the East Coast main railway line. There are 18 residential properties in total, including the Manor House which is in need of renovation and refurbishment and has not been occupied for several years, a former School, a set of traditional farm buildings to the west of the Barford Road (Lower Farm Buildings) and a range of modern farm buildings situated at the heart of the eastern block of land (Top Farm Buildings). In addition to its attraction as a residential and agricultural investment property, the Estate has significant development land potential, see Planning below.

Residential Properties

Coloured red on the sale plan.

In total there are 18 residential properties on the Estate. The Manor House is believed to date from the mid 19th century and extends to approximately 11,897 sq ft including the cellar. The house has been empty for a number of years and is now a shell in need of refurbishment and renovation. Adjacent to the Manor House is a former Coach House with stables, storage and former accommodation over, separate garaging and general purpose stores.

Within the grounds are the cottages known as North Lodge and South Lodge, both two bedroom properties of brick construction under a tile roof.

To the west of the Manor House, across parkland, and situated next to St Denys' Church is The Dower House which is a large detached three bedroomed bungalow, subject to an Agricultural Occupancy Condition. The Dower House is built upon the site of a former Manor House which was demolished in the 1970's.

Immediately to the east of the Manor House on the other side of the public road are 4 thatched Listed Grade II properties known as 1-4 The Bungalows which comprise one detached single storey house and a terrace of three.



The Manor House



Further to the north is Lower Farmhouse and its range of traditional farm buildings. Lower Farmhouse is Listed Grade II and is a substantial six bedroom property extending to approximately 4,062 sq ft.

On the opposite side of the road to Lower Farm is a row of four pairs of attractive semi-detached houses known as 1 to 8 The Cottages. The cottages are a mix of two and three bed roomed dwellings and all have generous rear gardens.

Finally, to the south of the hamlet is situated Glebe Farmhouse, a three bedroom house of rendered brick construction. There is a range of outbuildings to the east of the farmhouse.

The Residential occupancies and Council Tax bands are currently as follows:-

Property	Occupancy	Council Tax Band
The Manor House	Vacant – currently uninhabitable	H
The Dower House	Being Re-Let	G
Lower Farmhouse	AST	G
Glebe Farmhouse (and Buildings)	Subject to Life Tenancy	D
North Lodge	AST	C
South Lodge	AST	B
1 The Bungalows	Being Re- Let	B
2 The Bungalows	Being Re- Let	B
3 The Bungalows	Being Re- Let	B
4 The Bungalows	Being Re- Let	B
1 The Cottages	AST	B
2 The Cottages	AST	B
3 The Cottages	AST	B
4 The Cottage	AST	B
5 The Cottages	AST	B
6 The Cottages	Assured Tenancy	B
7 The Cottages	AST	B
8 The Cottages	AST	B



North Lodge



The Coach House



Lower Farmhouse



Glebe Farmhouse

Buildings

Coloured purple on the sale plan.

Lower Farm Buildings

Immediately to the north of Lower Farmhouse is an attractive courtyard of traditional farm buildings. Now no longer suited to modern farming they offer potential, subject to gaining the necessary consents, for development for alternative uses.

The range includes a Listed Grade II timber framed weatherboard barn, two bull pens, an open fronted implement store and a L-shaped traditional brick range. Some of the buildings are in a poor state of repair.

Top Farm Buildings

Located centrally within the main block of arable land, Top Farm Buildings are the centre of the current farming operation. They comprise a (disused) weighbridge, 8 no. Grain Silos, a 5 bay on floor Grain Store, 3 bay open fronted Tipping Barn, a double span concrete framed Grain Store, a 5 bay open fronted machinery store and two traditional brick buildings. In addition to the buildings there is a Law Denis (2006) Grain Dryer. In total there is storage for approximately 2,880 tonnes of grain. Further details of the buildings and dimensions are available in the Data Room.

Glebe Farm Buildings

To the rear of Glebe Farmhouse are a low eaved weatherboard clad range of Stores, a Crendon enclosed portal framed store and a 2 bay open fronted Pole Barn. These buildings are included within the Life Tenancy of the occupier of Glebe Farmhouse.

The Old School House

Located at the western end of the main farm track to the south of The Cottages is the Old School, constructed of brick under a tile roof. The building was last used as a school during the Second World War and remains unused.

Farmland

Coloured green and pink on the sale plan.

About 1,105 acres (447 hectares)

The farmland is divided into three principal blocks by the Barford Road and the railway line. To the west, and bordered on one side by the River Great Ouse and the other by the Barford Road, is a block of pasture, parkland, woodland and a single arable field. The central parcel lies between the road and the railway line and is predominantly arable land with some pasture and woodland.

Finally, the largest block of land lies to the east of the railway line and comprises arable land and woodland together with the centrally placed Top Farm Buildings.

In total the arable land extends to approximately 810 acres (328 Hectares) and the pasture land to approximately 190 acres (77 Hectares). The arable land is in hand being run under a contract farming arrangement with a local farmer and the grassland is let out on an annual grazing licence. Further details of both arrangements are available within the Data Room. The arable land is divided into good sized enclosures which are well suited to modern farming methods. A central spine road provides excellent access to many of the fields and the buildings.

Location

The Estate and Little Barford village lie immediately to the south of St. Neots approximately 14 miles south of Huntingdon and 18 miles to the west of Cambridge. The village is well connected to the main road network being in close proximity to both the A428 and A1. Mainline rail services are available from St. Neots, Bedford and Huntingdon.

Planning

The Estate lies within Bedford Borough Council's administrative area to which the Bedford Borough Local Plan 2030 applies. The plan is currently under review to extend allocations and policies to 2040. The new plan will, amongst other things, focus on the delivery of growth in order to meet national policy requirements. It is estimated that land to provide a minimum 12,500 new dwellings and 123 ha of employment land will need to be allocated in the new local plan.

Representations in relation to the land on the Estate were submitted during 2020, firstly in relation to a call for sites and secondly in response to an Issues and Options Consultation. The Regulation 18 documents (Local Plan 2040 – Draft Plan Strategy Options and Draft Policies Consultation) were published in June 2021. Representations in respect of the land on the Estate were submitted prior to the deadline in September and are available in the Data Room.

The Strategy Options and Draft Policies Consultation identified four preferred growth options, referred to as "2a", "2b", "2c" and "2d". Of these options "2c", provides for a new settlement at Little Barford (3,085 dwellings), whilst options "2b" and "2d" provide for a new settlement at Little Barford (3,085 dwellings) or Wyboston. Additionally, option "2d" provides for growth at seven parishes including Little Barford along a transport corridor (share of 750 dwellings).



The Old School House



7 & 8 The Cottages



Alington Clump

The Regulation 19 (Submission publication) is expected to be published in spring/summer 2022 with the anticipated timeline of the Plan being submitted to the Inspectorate for examination in January 2023. The Plan is not expected to be formally adopted until late 2023.

Infrastructure Projects

The A428 Black Cat to Caxton Gibbet Improvements (National Highways) and East West Rail Project, including a potential new station, both provide opportunities to serve any new development. Further details on the schemes are available in the Data Room.

The Opportunity

Expressions of interest are invited for the outright purchase of the freehold interest on terms, or alternatively, proposals for Promotion/Option/Hybrid agreements in order to continue the strategic promotion of the Estate for residential led development. Further information and details are contained within the Data Room, access to which is available upon request.

Tenure and Possession

Freehold with vacant possession on completion, subject to the residential tenancies and the life tenancy in relation to Glebe Farmhouse and its buildings.

Services

Mains water and mains electricity to the residential properties. 1-8 The Cottages are served by a shared LPG tank (although no. 6 is not currently connected). North Lodge and South Lodge have LPG and mains drainage. 1-4 The Bungalows have mains drainage. The Dower House has oil central heating and private drainage. The Manor and Lower Farmhouse have oil fired central heating and mains drainage. Glebe Farmhouse has a ground source heat pump and private drainage.

Wayleave, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Gas pipelines and high voltage electricity pylons cross the land.



Lower Farm Buildings





Top Farm Buildings

Fixtures and Fittings

All fixtures and fittings are excluded from the sale. Certain items may be available to purchase by separate negotiation.

Designations

Lower Farmhouse and barn to the north are Grade II Listed. Nos 1-4 The Bungalows are Grade II Listed.

Local Authority

Bedford Borough Council. www.bedford.gov.uk

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

Health & Safety

We ask you to be as vigilant as possible when viewing for your own personal safety. In particular viewers are reminded to comply with all Government advice in respect of preventing the spread of Coronavirus and that the Estate is a working farm. Viewers are reminded not enter any buildings unaccompanied nor approach any farm machinery, regardless of whether it is moving or not.

Viewings

Strictly by appointment only 01235 862 888.

Enquiries

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Solicitors

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Directions

From St Neots take the Barford Road (B1043) south to Little Barford. The Estate lies to the east and west of the village. The Old School House and Cottages lie at What3Words reference [///primary.soonest.withdraws](https://www.what3words.com/primary.soonest.withdraws).



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